



Hampton Road, Ipswich, IP1 4AP

Price £170,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - We are delighted to be offering for sale this 2 bedroom mid terraced house ideally suited to either FTB or investment. Located on the West side of Ipswich with easy access to town centre and A14/A12 trunk roads, walking distance to shops schools and bus service. The property is arranged over two floors comprising two reception rooms, kitchen, G/F bathroom and two double bedrooms on the first floor, further benefits include gas central heating and double glazed windows throughout, gardens front and rear.

SITTING ROOM

10' 4" x 10' (3.15m x 3.05m) Carpeted flooring, radiator, double glazed window to front aspect, built in storage cupboard in recess, fire place with electric fire, door to stairs.

STAIRWELL

Carpeted with door through to dining room.

DINING ROOM

10' 4" x 10' (3.15m x 3.05m) Carpeted flooring radiator, double glazed window to rear aspect, storage cupboard under stairs, door to kitchen.

KITCHEN

5' 11" x 10' 11" (1.8m x 3.33m) Comprising eye level and matching base units with roll edge work tops, wall mounted gas Baxi combination boiler, inset sink and drainer with swan neck mixer tap, 4 ring electric hob with stainless steel extractor over, electric oven, plumbing for washing machine, space for fridge/freezer, double glazed window and door to side aspect, tiled flooring, door through to bathroom.

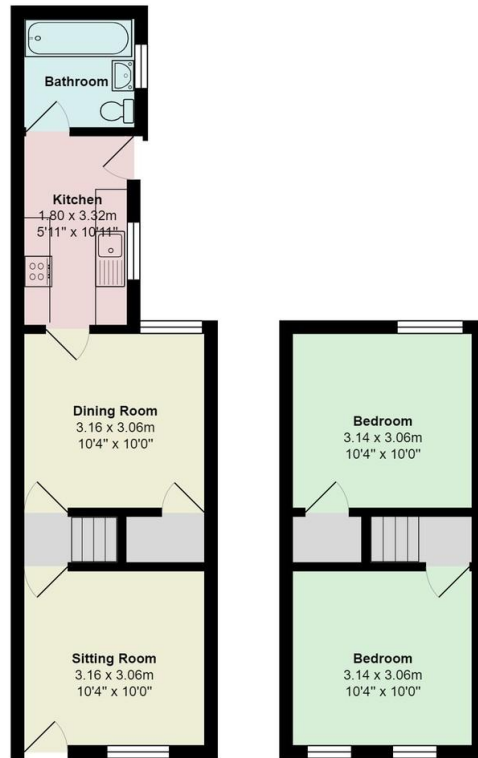
BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m) Comprising low level WC, wash hand basin and bath with shower over (off mains water) floor to ceiling tiled walls, tiled flooring, double glazed window to side aspect, heated towel rail.

STAIRS

Carpeted stairs, doors to bedrooms.





BEDROOM 1

10' 4" x 10' (3.15m x 3.05m) Carpeted flooring, 2 double glazed windows to front aspect, radiator.

BEDROOM 2

10' 4" x 10' (3.15m x 3.05m) Carpeted flooring, double glazed window to rear aspect, radiator, storage cupboard.

OUTSIDE

Enclosed front garden by dwarf brick wall, passageway to the left of neighbouring property leading to rear garden and gate back into courtyard garden with access to the property. Neighbouring properties also have right of way to passageway.

COUNCIL

Ipswich Borough Council
Council Tax Band (A) £1,502.70

NEAREST SCHOOLS

Springfield infant & junior school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Hampton Road IPSWICH IP1 4AP	Energy rating	Valid until:	17 November 2031
	D	Certificate number:	4919-3129-5009-0068-9292



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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